

VICINITY MAP
N.T.S.

SUBDIVISION DATA

1. City of Albuquerque Zone Atlas Page: B-14-Z
2. U.C.L.S. Log Number 2003461539
3. Total number of existing tracts: 2
4. Total number of new lots created: 6
5. Gross subdivision acreage: 9.7690 acres
6. Total mileage of full width streets created: 0.00 miles

NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Reciprocal Easement Agreement", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 21st day of October, 1996, in Book BCR 96-28, Pages 2764-2777, as Document No. 96115257. See Sheet 4 of 4 for Additional Restrictions.

NOTE

These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

DISCLOSURE STATEMENT

The purpose of this plat is to create 6 new lots. Grant City of Albuquerque sidewalk, public water line, public sanitary sewer line, public storm sewer, private cross access, public overhead and dry utility easements. Vacate existing easements as shown hereon.

SHEET INDEX

- SHEET 1 - Approvals
- SHEET 2 - Legal Description, General Notes
- SHEET 3 - New Lot Boundaries and Existing Easements
Vacated by 03DRB-01780VPE
- SHEET 4 - New Easements Granted by this Plat

2884828772
6834256
Page: 1 of 4
92/19/2884 89-84R
Bk-2884C Pg-56
Maru Herrera Bern. Co. PLAT R 22.88

**LOTS 1, 2, 3, 4, 5 AND 6
COTTONWOOD CROSSING, PHASE II**
(BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following property:

- UPC# 101406519031820301 TRACT 14-A, BLACK RANCH
- UPC# 101406522431320303 TRACT 14-B, BLACK RANCH

[Signature]
Bernalillo County Treasurer's Office Date 2/11/04

PROJECT NUMBER: 1002792

Application Number: 04-00184

PLAT APPROVAL

Utility Approvals:

- [Signature]* PNM Electric Services 12-22-03 Date
- [Signature]* PNM Gas Services 12-22-03 Date
- [Signature]* QWest Corporation 12-19-03 Date
- [Signature]* Comcast 2-10-04 Date
- [Signature]* New Mexico Utilities 2-10-04 Date

City Approvals:

- [Signature]* City Surveyor 12-8-03 Date
- [Signature]* Real Property Division Date
- [Signature]* Environmental Health Department Date
- [Signature]* Traffic Engineering, Transportation Division 2-18-04 Date
- [Signature]* Utilities Development 2-18-04 Date
- [Signature]* Christine Sandoval 2/18/04 Date
Parks and Recreation Department
- [Signature]* Martin W. Ekerdt 2-13-04 Date
AMAFCA
- [Signature]* Brad L. Byham 2/18/04 Date
City Engineer
- [Signature]* Sheran Matson 2/18/04 Date
DRB Chairperson, Planning Department

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- QWest Corporation for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, ground pedestals and closures.
- Comcast Digital Cable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of such lines across the easement and related equipment and facilities reasonably necessary to provide Sanitary Sewer and Water Service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears; as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and PNM Gas Services did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.



[Signature]
Russ P. Hugg
NMPS No. 9750
November 26, 2003

SURVOTEK, INC.

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3388
Fax: 505-897-3377

**LOTS 1, 2, 3, 4, 5 AND 6
 COTTONWOOD CROSSING, PHASE II**
 (BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 1927) originated at the Albuquerque Control Survey Monument "NM448-N12".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Field surveys were performed during the month of April, 2003.
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "TRACTS 14-A AND 14-B, BLACK RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1998", filed June 3, 1998, in Volume 98C, Folio 157, records of Bernalillo County, New Mexico.
 - Survey entitled "BOUNDARY SURVEY PLAT, TRACTS 13 AND 14, BLACK RANCH, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, JUNE 1997", filed June 17, 1997, in Volume 97S, Folio 69, records of Bernalillo County, New Mexico.
 - Plat entitled "LOTS 1 THRU 5, COTTONWOOD CROSSING, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 1998", filed July 9, 1998, in Volume 98C, Folio 196, records of Bernalillo County, New Mexico.
 - Title Report prepared for this property by Lawyers Title Insurance Company, Commitment for Title Insurance No. 972091SD, dated July 25, 1997.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

 Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

**A.M.A.F.C.A. EASEMENTS RELEASED
 BY SEPARATE DOCUMENT**

The following easements were released by the document entitled "QUITCLAIM DEED / RELEASE OF EASEMENT" filed February 12, 2004, Book A72, Page 9151, records of Bernalillo County, New Mexico.

- (D) 30' Easement for Floodway & Storm Drainage Works to A.M.A.F.C.A. filed Dec. 18, 1992, Book BCR 92-30, page 2669, vacated by 03DRB-01780VPE.
- (E) Temporary Road Easement to A.M.A.F.C.A. filed May 12, 1994, Book BCR 94-15, page 4448, vacated by 03DRB-01780VPE.
- (C) Albuquerque Metropolitan Arroyo Flood Control Authority Easement filed August 10, 1983, Misc. 38A, pages 64-67, vacated by 03DRB-01780VPE.

LEGAL DESCRIPTION

Tracts numbered Fourteen-A (14-A) and Fourteen-B (14-B), Black Ranch, within the Town of Alameda Grant, Projected Section 8, Township 11 North, Range 3 East, N.M.P.M., Bernalillo County, City of Albuquerque, New Mexico, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 3, 1998, in Plat Book 98C, Folio 157.

Said parcel contains 9.7690 acres more or less.

DEDICATION

SURVEYED and REPLATTED and now comprising LOTS 1, 2, 3, 4, 5 AND 6, COTTONWOOD CROSSING, PHASE II, (BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon and do hereby dedicate Lot 3 in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority. Said owner(s) and proprietor(s) do hereby grant the public utility easements to the use of the public forever, as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER: TRACTS 14-A and 14-B, BLACK RANCH
 The Albert J. Black and Mary Jane Black Revocable Trust

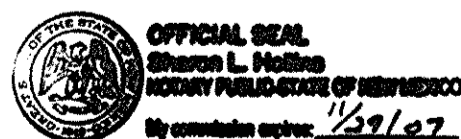
John F. Black
 John F. Black, Trustee

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 This Instrument was acknowledged before me on this 8th day
 of December, 2003, by John F. Black.

Sharon L. Hollins
 Notary Public

My Commission expires: Nov. 29, 2007



EASEMENT TABLE

- (A) 20' Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1, to remain.
- (B) 10' Overhead Utility Easement to PNM & Mountain States Telephone & Telegraph filed Sept. 19, 1989, Book Misc. 790-A, page 499, vacated by 03DRB-01780VPE.
- (C) Easement for Underground Storm Drainage Works to A.M.A.F.C.A. filed Dec. 18, 1992, Book BCR 92-30, page 2661, to remain.
- (D) 30' Easement for Floodway & Storm Drainage Works to A.M.A.F.C.A. filed Dec. 18, 1992, Book BCR 92-30, page 2669, vacated by 03DRB-01780VPE.
- (E) Temporary Road Easement to A.M.A.F.C.A. filed May 12, 1994, Book BCR 94-15, page 4448, vacated by 03DRB-01780VPE.
- (F) Easement to PNM & US West, filed June 20, 1995, in Book BCR 95-14, page 6668, to remain.
- (G) 10' Easement to PNM & US West, filed June 20, 1995, in Book BCR 95-14, page 6671, vacated by 03DRB-01780VPE.
- (H) Reciprocal Easement filed Oct. 21, 1996, in Book BCR 96-28, page 2764, To Remain
- (I) 10' Easement to New Mexico Utilities, filed April 24, 1998, in Book BCR 98-08, Page 8481, to remain.
- (J) Easement to Mountain States Telephone & Telegraph, filed January 16, 1930, in Book 112, page 68. (Blanket Easement), to remain.
- (K) Easement to Mountain States Telephone & Telegraph, filed March 28, 1930, in Book 112, page 196. (Blanket Easement), to remain.
- (L) 30' Access Easement for the use of Tract 14-B per plat filed June 3, 1998, Vol. 98C, Folio 157. (Hatched area), To Remain
- (M) 20' Easement to New Mexico Utilities, Inc., filed September 21, 1981, in Book Misc. 880, page 4, confined to adjoining property - to remain.
- (N) 10' Easement to New Mexico Utilities, Inc., filed October 18, 1996, in Book BCR 96-28, page 1809, confined to adjoining property - to remain.
- (O) Albuquerque Metropolitan Arroyo Flood Control Authority Easement filed August 10, 1983, Misc. 38A, pages 64-67, vacated by 03DRB-01780VPE.

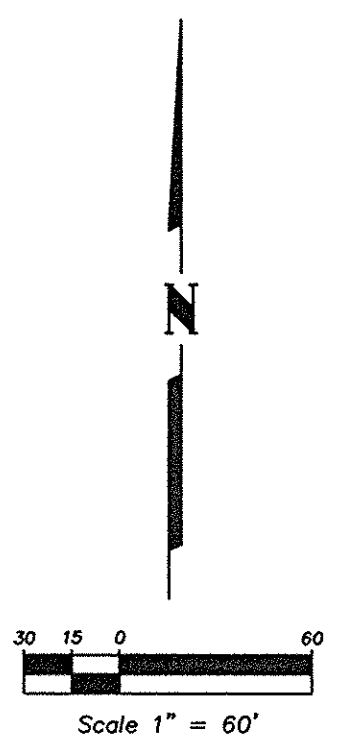
BOUNDARY INFORMATION AND EXISTING EASEMENTS

**LOTS 1, 2, 3, 4, 5 AND 6
 COTTONWOOD CROSSING, PHASE II**
 (BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

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 CITY OF ALBUQUERQUE
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 NOVEMBER, 2003

SEE SHEET 2 OF 4 FOR KEYED EASEMENT INFORMATION

SEE SHEET 2 OF 4 FOR ADDITIONAL A.M.A.F.C.A. EASEMENT INFORMATION



CORNER LEGEND

- ⊙ SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"

Albuquerque Control Survey Monument
 "NM448-N12"
 New Mexico State Plane Coordinates -
 Central Zone (NAD27)
 Y=381108.54
 X=1528910.94
 G-G=0.99967595
 Delta Alpha=-00'13'46"
 Elevation=5023.411 (NGVD29)

SEVEN BAR LOOP ROAD
COORS ROAD N.W. (NEW MEXICO STATE HIGHWAY NO. 448)

Albuquerque Control Survey Monument
 "NM448-N10"
 New Mexico State Plane Coordinates -
 Central Zone (NAD27)
 Y=377788.84
 X=1524161.52
 G-G=0.99967583
 Delta Alpha=-00'14'09"
 Elevation=5045.51 (NGVD29)

LOT 1
 COTTONWOOD CROSSING
 Filed 7-9-98, Vol. 98C, Folio 196

**TRACT 14-A
 BLACK RANCH**
 Filed 6-3-98, Vol. 98C, Folio 157

**TRACT 14-B
 BLACK RANCH**
 Filed 6-3-98, Vol. 98C, Folio 157

LINE TABLE

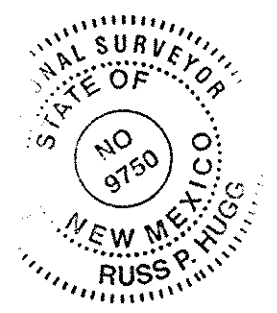
LINE	LENGTH	BEARING
L1	32.70'	N76°36'48"W
L2	28.72'	N27°52'55"W
L3	14.01'	N86°28'56"W
L4	55.93'	S28°23'32"W
L5	41.00'	N57°14'40"W
L6	37.00'	S32°55'48"W
L7	40.00'	S32°55'48"W
L8	48.64'	S15°11'06"W
L9	31.45'	S81°51'16"W
L10	49.25'	N61°19'09"W
L11	18.19'	N61°36'28"W
L12	37.36'	S32°55'48"W
L13	22.12'	S32°55'48"W
L22	12.16'	S59°20'21"E
L23	15.01'	S59°20'21"E
L24	161.06'	N32°38'46"E
L25	367.18'	S32°56'02"W
L26	35.96'	N12°21'14"W
L27	175.00'	S32°56'02"W
L28	175.00'	N32°50'11"E
L29	371.82'	S32°56'02"W
L30	370.88'	N32°50'11"E
L31	21.97'	S32°56'02"W
L32	28.57'	N32°50'11"E
L33	33.68'	S07°01'14"E
L34	21.10'	N08°09'48"W
L35	64.62'	S81°51'16"E
L36	6.49'	S81°51'16"E
L37	26.14'	N50°13'54"E
L38	138.63'	N46°31'30"E
L39	75.97'	N46°31'30"E
L40	102.38'	N45°54'06"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	184.86' (184.86')	250.00' (250.00')	96.89' (96.89')	180.68' (180.68')	S29°04'56"W (S29°05'55"W)	42°22'02" (42°22'02")
C2	186.31' (186.31')	335.00' (335.00')	95.64' (95.64')	183.92' (183.92')	S66°11'55"W (S66°11'55"W)	31°51'57" (31°51'57")
C3	122.62'	95.88'	71.30'	114.43'	S01°34'32"W	73°16'31"

NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Reciprocal Easement Agreement", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 21st day of October, 1996, in Book BCR 96-28, Pages 2764-2777, as Document No. 96115257. See Sheet 4 of 4 for Additional Restrictions.



SURV TEK, INC.

Consulting Surveyors
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

NEW EASEMENTS GRANTED BY THIS PLAT

KEYED EASEMENTS

- (A) New Water Line Easement granted to New Mexico Utilities, Inc. by this plat. Easement to be 10' wide unless otherwise indicated.
- (B) New Private Access Easement granted to AMAFCA and MRGCD by this plat. Maintenance to be the responsibility of AMAFCA.

NOTE

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Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Declaration of Protective Covenants, Restrictions and Grant of Easements", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 20th day of February, 2004, in Book BCR 04-29, Pages 11-16, as Document No. 25042971.

NOTE

All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

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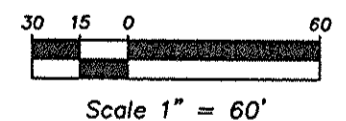
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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

SEE SHEET 2 OF 4 FOR ADDITIONAL A.M.A.F.C.A. EASEMENT INFORMATION

LINE TABLE

LINE	LENGTH	BEARING
L1	32.70'	N76°36'48"W
L2	28.72'	N27°52'55"W
L3	14.01'	N86°28'56"W
L4	55.93'	S28°23'32"W
L5	41.00'	N57°14'40"W
L6	37.00'	S32°55'48"W
L7	40.00'	S32°55'48"W
L8	48.64'	S15°11'06"W
L9	31.45'	S81°51'16"W
L10	18.19'	N61°36'28"W
L11	19.89'	S88°44'18"E
L12	22.12'	S32°55'48"W
L13	19.89'	S88°44'18"E
L14	19.89'	S88°44'18"E
L15	40.91'	N46°20'05"E
L16	33.06'	S60°38'23"E
L17	15.89'	N57°04'12"W
L18	15.89'	N57°04'12"W
L19	43.88'	N57°17'22"W
L20	23.67'	N57°02'27"W
L21	40.11'	N57°02'27"W
L22	12.16'	S59°38'43"E
L23	29.39'	N85°55'21"W
L24	161.06'	N32°38'46"E
L25	367.18'	S32°56'02"W
L26	35.96'	N12°21'14"W
L27	175.00'	S32°56'02"W
L28	175.00'	N32°56'02"W
L29	371.82'	S32°56'02"W
L30	370.88'	N32°50'11"E
L31	21.97'	S32°56'02"W
L32	28.57'	N32°50'11"E
L33	33.86'	S07°01'14"E
L34	21.10'	N08°09'48"W
L35	64.62'	N82°00'42"E
L36	6.49'	N80°16'28"E
L37	26.14'	N50°13'54"E
L38	138.63'	N46°31'30"E
L39	75.97'	N46°31'30"E
L40	102.38'	N45°54'06"E
L41	19.69'	S32°55'48"W
L42	23.55'	S32°55'48"W
L43	16.87'	S32°55'48"W
L44	48.94'	N57°04'12"W
L45	23.88'	S57°04'12"E
L46	2.13'	S32°55'48"W
L47	181.30'	S57°04'12"E
L48	20.59'	S28°23'32"W
L49	24.25'	S61°36'28"E
L50	46.47'	S28°23'32"W
L51	82.43'	S62°07'05"W
L52	107.33'	S32°55'48"W
L53	17.00'	N57°04'12"E
L54	34.87'	N57°04'12"W
L55	34.87'	N57°04'12"W
L56	56.91'	N57°04'12"W
L57	20.80'	N09°04'27"W

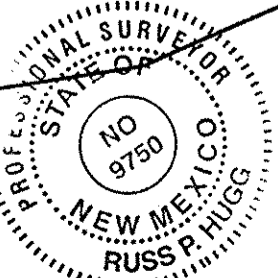


CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	184.86' (184.86')	250.00' (250.00')	96.89' (96.89')	180.68' (180.68')	S29°04'56"W (S29°05'55"W)	42°22'02" (42°22'02")
C2	186.31' (186.31')	335.00' (335.00')	95.64' (95.64')	183.92' (183.92')	S66°11'55"W (S66°11'55"W)	31°51'57" (31°51'57")
C3	122.62'	95.88'	71.30'	114.43'	S01°34'32"W	73°16'31"
C4	71.71'	250.00'	36.10'	71.46'	N42°02'57"E	16°26'01"
C5	56.40'	105.00'	28.90'	55.72'	N41°41'00"W	30°46'24"
C6	55.66'	105.00'	28.50'	55.01'	N11°06'34"W	30°22'27"
C7	52.87'	105.00'	27.01'	52.32'	N18°30'14"E	28°51'09"
C8	72.96'	165.00'	37.09'	72.37'	N49°14'20"E	25°20'10"
C9	10.40'	165.00'	5.20'	10.40'	N34°45'54"E	3°36'42"
C10	29.04'	50.00'	14.94'	28.63'	N40°35'06"W	33°16'21"
C11	58.19'	100.00'	29.95'	57.37'	S40°37'09"E	33°20'27"
C12	10.16'	30.00'	5.13'	10.11'	N47°35'18"W	19°24'09"
C13	26.27'	150.00'	13.37'	26.63'	N32°47'36"W	10°11'13"
C14	22.60'	15.00'	13.69'	20.23'	S70°05'40"E	84°46'20"
C15	19.41'	15.00'	11.33'	18.09'	S30°25'05"W	74°09'05"

Albuquerque Control Survey Monument
 "NM448-N12"
 New Mexico State Plane Coordinates -
 Central Zone (NAD27)
 Y=381108.54
 X=1528910.94
 G=0.99967595
 Delta Alpha=-00°13'46"
 Elevation=5023.411 (NGVD29)

Albuquerque Control Survey Monument
 "NM448-N10"
 New Mexico State Plane Coordinates -
 Central Zone (NAD27)
 Y=377782.84
 X=1524161.52
 G=0.99967583
 Delta Alpha=-00°14'09"
 Elevation=5045.51 (NGVD29)



- CORNER LEGEND**
- ⊙ SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
 - FOUND PROPERTY CORNER AS INDICATED
 - SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
 - ▲ SET 4" ALUMINUM CENTERLINE MONUMENT

SEVEN BAR LOOP ROAD

NEW MEXICO STATE HIGHWAY NO. 448
 156' Right of Way

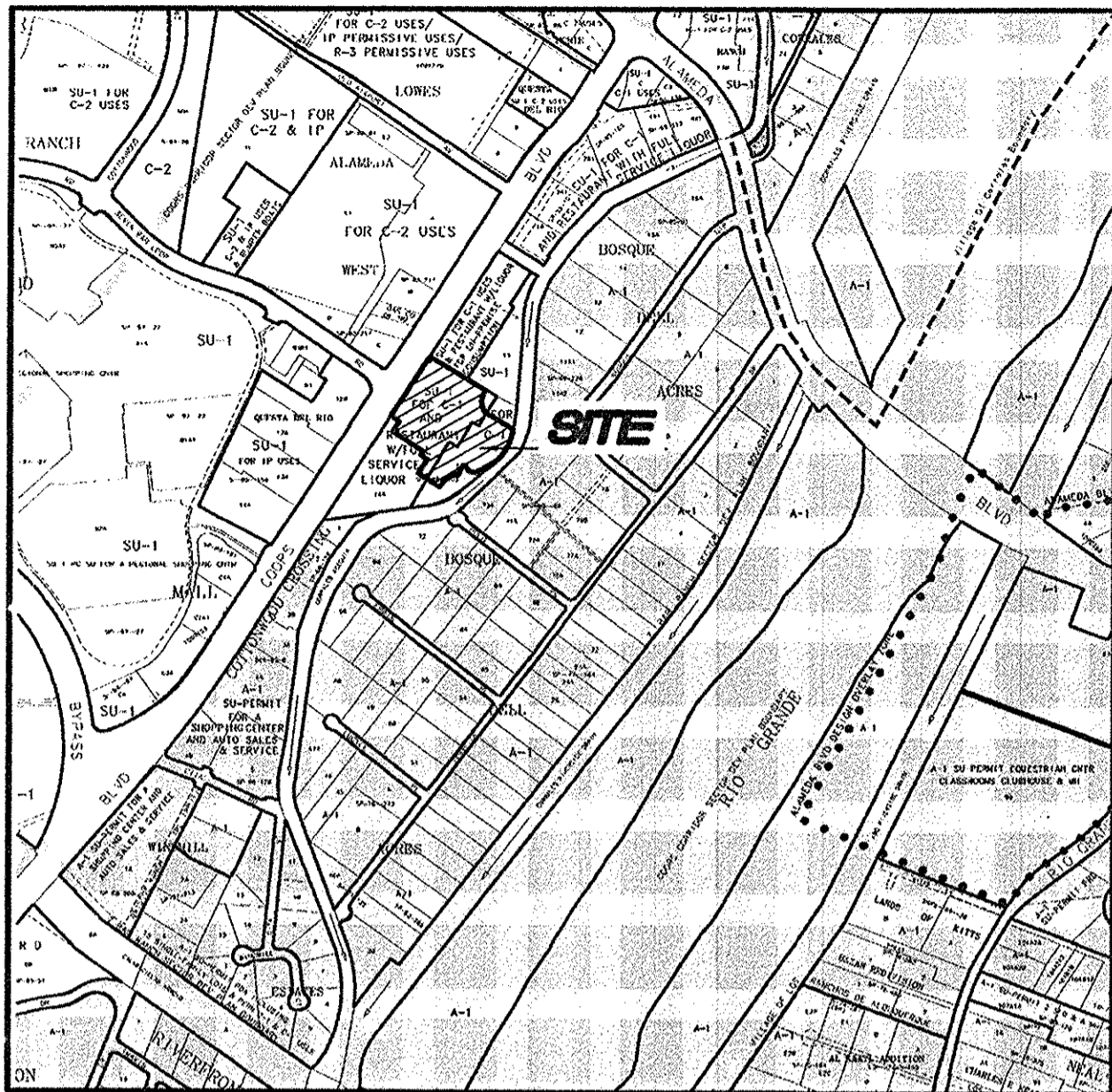
COORS ROAD N.W.

CORRALES MAIN CANAL
 R/W VARIES

LOT 1 COTTONWOOD CROSSING
 Filed 7-9-98, Vol. 98C, Folio 196
 030329P

SURV TEK, INC.

Consulting Surveyors
 6843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377



VICINITY MAP
N.T.S.

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 1927) originated at the Albuquerque Control Survey Monument "NM448-N12".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Dead bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page: B-14-Z
8. U.C.L.S. Log Number 2004100808.
9. Total number of existing Lots: 1
10. Total number of new Lots created: 4
11. Gross subdivision acreage: 5.3836 acres
12. Documents used in the preparation of this survey are as follows:
 - A. Plat entitled "TRACTS 14-A AND 14-B, BLACK RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1998", filed June 3, 1998, in Volume 98C, Folio 157, records of Bernalillo County, New Mexico.
 - B. Survey entitled "BOUNDARY SURVEY PLAT, TRACTS 13 AND 14, BLACK RANCH, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, JUNE 1997", filed June 17, 1997, in Volume 97S, Folio 69, records of Bernalillo County, New Mexico.
 - C. Plat entitled "LOTS 1 THRU 5, COTTONWOOD CROSSING, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 1998", filed July 9, 1998, in Volume 98C, Folio 196, records of Bernalillo County, New Mexico.
 - D. Title Report prepared for this property by Lawyers Title Insurance Company, Commitment for Title Insurance No. 972091SD, dated July 25, 1997.

2804892818
6186311
Page: 1 of 3
87/81/2804 03-24P
Bk-2804C Pg-281
Mary Herrera Bern. Co. PLRT R 17.88

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following property:

UPC# 1014065-190-318-20301, 1014065-224-313-20303

Reneville Santillo Reneve
Bernalillo County Treasurer's Office

7.104
Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- C. QWest Corporation for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, ground pedestals and closures.
- D. Comcast Digital Cable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of such lines across the easement and related equipment and facilities reasonably necessary to provide Sanitary Sewer and Water Service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trimmed and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears: as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and PNM Gas Services did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

DISCLOSURE STATEMENT

The purpose of this plat is to: Divide existing Lot 2 into four (4) new lots as shown hereon and to show the vacation of the private access easement vacated by APP# 04DRB-00218

No new public utility easements are created by this plat.

**LOTS 2-A, 2-B, 2-C AND 2-D
COTTONWOOD CROSSING, PHASE II**

(BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

PROJECT NUMBER: 1002792

Application Number: 04DRB-00943

PLAT APPROVAL

Utility Approvals:

<i>Learned B. Munk</i> PNM Electric Services	3-11-04 Date
<i>Learned B. Munk</i> PNM Gas Services	3-11-04 Date
<i>Loanita R. Ruffin</i> QWest Corporation	03/12/04 Date
<i>Rita Eubank</i> Comcast	3-11-04 Date
<i>[Signature]</i> New Mexico Utilities	3-12-04 Date

These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

<i>[Signature]</i> City Surveyor	3-9-04 Date
N/A Real Property Division	Date
N/A Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	6-30-04 Date
<i>[Signature]</i> Utilities Development	6-30-04 Date
<i>[Signature]</i> Parks and Recreation Department	6/30/04 Date
<i>[Signature]</i> AMA/CA	6-30-04 Date
<i>[Signature]</i> City Engineer	6/30/04 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	6/30/04 Date

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMP No. 9750
February 27, 2004



SHEET 1 OF 3

SURVOTEK, INC.

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

LEGAL DESCRIPTION

All of Lot numbered Two (2) of Cottonwood Crossing, Phase II as the same is shown and designated on the plat entitled "LOTS 1, 2, 3, 4, 5 AND 6, COTTONWOOD CROSSING, PHASE II (BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 19, 2004 in Plat Book 2004C, Page 56.

Said parcel contains 5.3836 acres more or less.

2004092818
6166311
Page: 2 of 3
07/01/2004 03:24P
Bk-2804C Pg-201
Mary Herrera Bern. co. PLAT R 17.00

**LOTS 2-A, 2-B, 2-C AND 2-D
COTTONWOOD CROSSING, PHASE II**

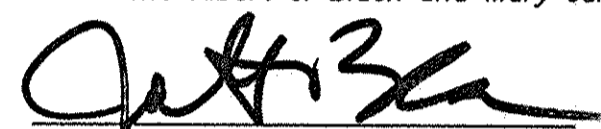
(BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

FREE CONSENT

SURVEYED and REPLATTED and now comprising LOTS 2-A, 2-B, 2-C and 2-D, COTTONWOOD CROSSING, PHASE II (BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act. Said owners averment that they hold a new, true, complete and indefeasible title in fee simple to the land subdivided.
OWNER: LOT 2, COTTONWOOD CROSSING, PHASE II
The Albert J. Black and Mary Jane Black Revocable Trust


John Black, Trustee

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 9th day of March, 2004, by John F. Black.


Sharon L. Hollins
Notary Public
11/29/2007
My Commission expires:

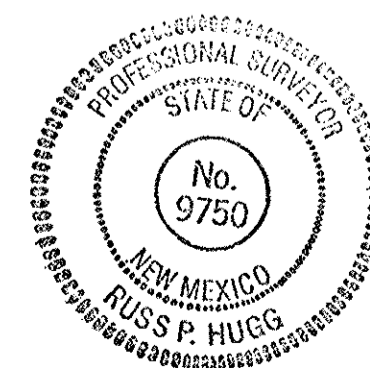
OFFICIAL SEAL
Sharon L. Hollins
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 11/29/07

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	122.62'	95.88'	71.30'	114.43'	S01°34'32"W	73°16' "
C2	184.86'	250.00'	96.89'	180.68'	N29°04'56"E	42°22'03"
C3	83.36'	165.00'	42.59'	82.48'	N47°25'59"E	28°56'52"
C4	158.97'	250.00'	82.28'	156.31'	N26°06'56"E	36°26'03"
C5	25.89'	250.00'	12.96'	25.88'	N47°17'57"E	5°56'00"
C6	56.40'	105.00'	28.90'	55.72'	N41°41'00"W	30°46'24"
C7	55.66'	105.00'	28.50'	55.01'	N11°06'34"W	30°22'27"
C8	52.87'	105.00'	27.01'	52.32'	N18°30'14"E	28°51'09"
C9	29.04'	50.00'	14.94'	28.63'	N40°35'06"W	33°16'21"
C10	58.19'	100.00'	29.95'	57.37'	S40°37'09"E	33°20'27"
C11	10.16'	30.00'	5.13'	10.11'	N47°35'18"W	19°24'09"
C12	26.67'	150.00'	13.37'	26.63'	N32°47'36"W	10°11'13"
C13	22.20'	15.00'	13.69'	20.23'	S70°05'40"E	84°46'20"
C14	75.07'	150.00'	38.34'	74.29'	N47°17'45"E	28°40'26"
C15	91.69'	180.00'	46.86'	90.70'	N47°33'09"E	29°11'12"
C16	19.41'	15.00'	11.33'	18.09'	S30°25'05"W	74°09'05"
C17	103.62'	150.00'	53.97'	101.57'	N13°08'23"E	39°34'49"
C18	141.37'	90.00'	90.00'	127.28'	N12°04'12"W	90°00'00"
C19	83.36'	165.00'	42.59'	82.48'	N47°25'59"E	28°56'52"
C20	108.54'	105.00'	59.68'	103.77'	N03°19'00"E	59°13'36"

LINE TABLE

LINE	LENGTH	BEARING
L1	10.66'	S07°53'21"W
L2	53.59'	S50°15'56"W
L3	69.59'	S72°32'39"W
L4	32.70'	N76°36'48"W
L5	28.72'	N27°52'55"W
L6	14.01'	N86°28'56"W
L7	55.93'	S28°23'32"W
L8	18.19'	N61°36'28"W
L9	66.92'	S58°03'23"W
L10	37.36'	S32°55'48"W
L11	83.38'	S32°55'48"W
L12	41.00'	N57°14'40"W
L13	22.12'	S32°55'48"W
L14	60.00'	N32°55'48"E
L15	52.00'	N57°04'12"W
L16	62.24'	S32°55'49"W
L17	11.00'	N32°55'48"E
L18	37.00'	S67°04'12"E
L19	23.13'	N32°55'48"E
L20	2.09'	N67°30'58"E
L21	40.11'	N57°02'27"W
L22	23.67'	N57°02'27"W
L23	29.39'	N85°55'21"W
L24	48.94'	N57°04'12"W
L25	23.88'	S57°04'12"E
L26	15.89'	N57°04'12"W
L27	43.88'	N57°17'22"W
L28	30.80'	S67°30'58"W
L30	37.14'	S67°29'37"W
L31	62.24'	S32°55'48"W
L32	69.63'	S32°55'48"W
L33	17.00'	S57°04'12"E
L34	107.33'	S32°55'48"W
L35	82.43'	S62°07'05"W
L36	46.47'	S28°23'32"W
L37	20.59'	S28°23'32"W
L38	181.30'	S57°04'12"E
L39	24.25'	S61°36'28"E
L40	33.06'	S60°38'23"E
L41	184.73'	S69°01'55"E
L42	106.53'	N46°20'05"E
L43	36.03'	N46°20'05"E
L44	19.89'	S88°44'18"E
L45	156.73'	S57°04'12"E
L46	289.60'	S70°45'57"W



SHEET 2 OF 3

SURVOTEK, INC.

Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

2804092818
 8186311
 Page: 3 of 3
 87/81/2884 83:24P
 Bk-2884C Pg-281
 Mary Herrera
 Bern. Co. PLAT R 17.88

LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II)

WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Reciprocal Easement Agreement", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 21st day of October, 1996, in Book BCR 96-28, Pages 2764-2777, as Document No. 96115257.

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Declaration of Protective Covenants, Restrictions and Grant of Easements", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2004, in Book A73, Page 711, as Document No. 2004020771.

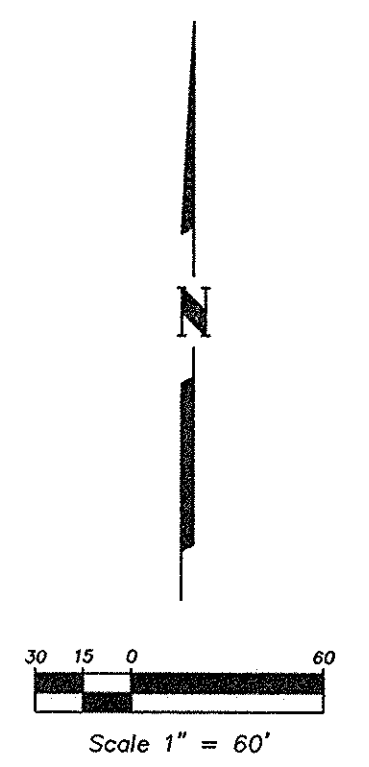
NOTE

All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

Albuquerque Control Survey Monument
 "NM448-N12"
 New Mexico State Plane Coordinates -
 Central Zone (NAD27)
 Y=381108.54
 X=1528910.94
 G-G=0.99967595
 Delta Alpha=-00'13.46"
 Elevation=5023.411 (NGVD29)

Private Cross Access Easement for the Joint Use and Benefit of Lots 1 through 6 (to be Maintained by Lots 1 through 6). New Public Water and Public Sanitary Sewer Easement to New Mexico Utilities, Inc. and New Dry Utility Easement Granted by plat filed January 19, 2004 and by that certain "Declaration of Protective Covenants, Restrictions and Grant of Easements", filed February 19, 2004 in Book A73, page 711.

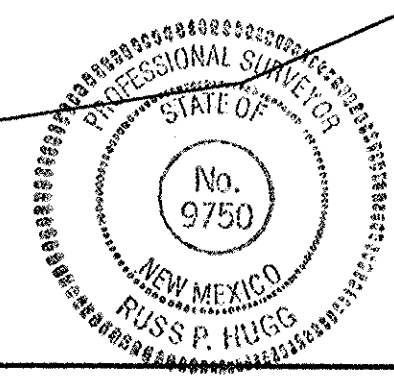


SEVEN BAR LOOP ROAD
 COORS ROAD N.W.
 (NEW MEXICO STATE HIGHWAY NO. 448)

CORRALES MAIN CANAL
 R/W VARIES

COTTONWOOD CROSSING
 PHASE II

Albuquerque Control Survey Monument
 "NM448-N10"
 New Mexico State Plane Coordinates -
 Central Zone (NAD27)
 Y=377788.84
 X=1324161.52
 G-G=0.99967583
 Delta Alpha=-00'14.09"
 Elevation=5045.51 (NGVD29)



- CORNER LEGEND**
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
 - FOUND PROPERTY CORNER AS INDICATED
 - SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
 - SET 4" ALUMINUM CENTERLINE MONUMENT

EASEMENT LEGEND

- (A) Existing Water Line Easement granted to New Mexico Utilities, Inc. by plat filed February 19, 2004 in Plat Book 2004C, page 56. Easement to be 10' wide unless otherwise indicated.
- (B) Existing Private Access Easement granted to AMAFCA and MRGCD by plat filed February 19, 2004 in Plat book 2004C, page 56. Maintenance to be the responsibility of AMAFCA.
- (C) Existing Private Access Easement per Reciprocal Easement Agreement filed Oct. 21, 1996, in Book BCR 96-28, page 2764. VACATED by 04DRB-00278.
- (D) 20' Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1, to remain.
- (E) 10' Easement to New Mexico Utilities, filed April 24, 1998, in Book BCR 98-08, Page 8481.
- (F) Easement to PNM & US West, filed June 20, 1995, in Book BCR 95-14, page 6668, to remain.

SHEET 3 OF 3

040131

SURVOTEK, INC.
 Consulting Surveyors
 6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3368
 Fax: 505-897-3377



Bernalillo County Treasurer
 600 North Central Ave. N.M. 87102
 Albuquerque, New Mexico 87102

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

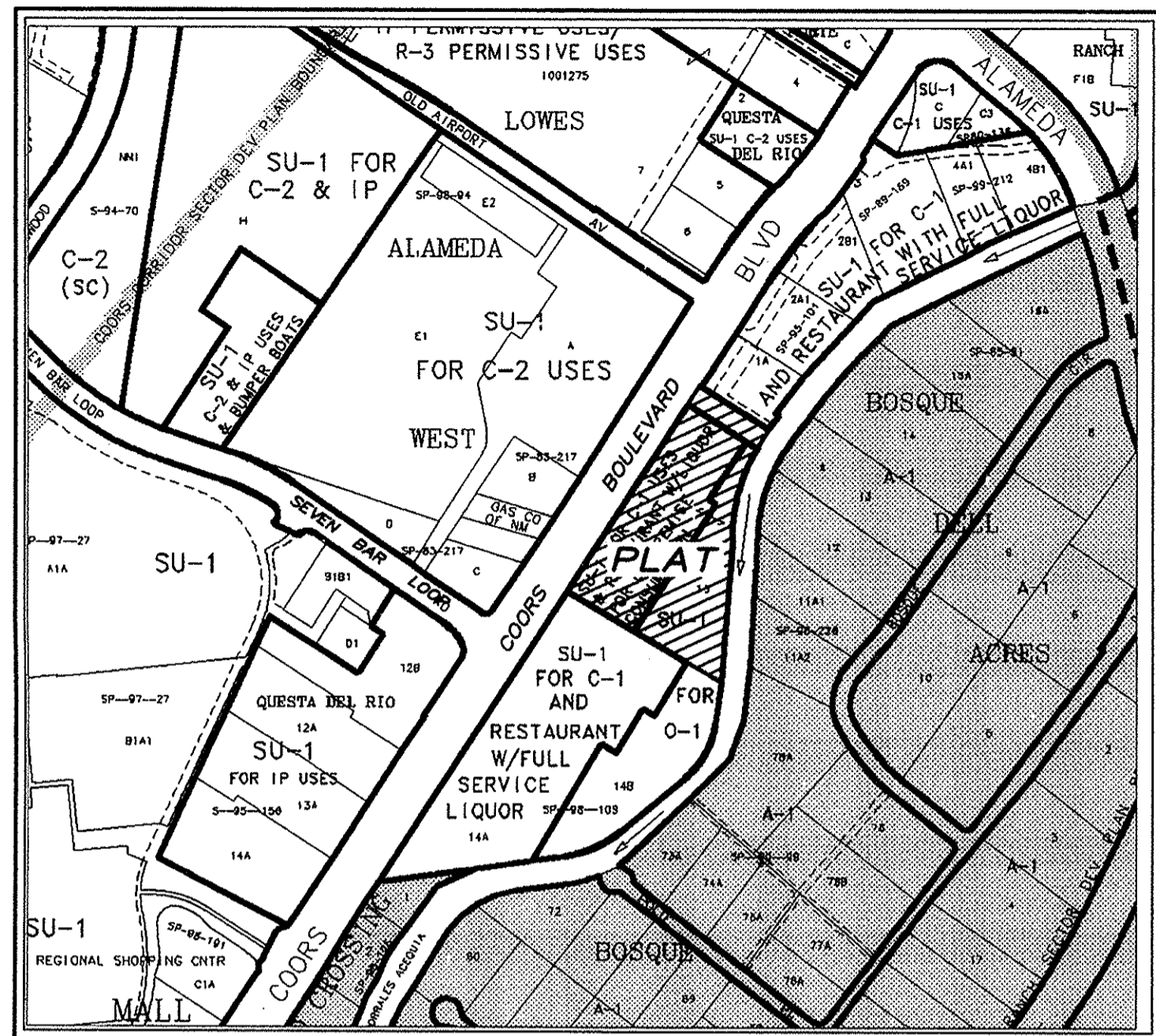
1-014-065 229380 20302
Landmark Dan + Larilla

Conchita Luono 12-29-04
 Bernalillo County Treasurer Date

BULK LAND PLAT
TRACTS 13-A, 13-B AND 13-C
BLACK RANCH
 (BEING A REPLAT OF TRACT 13, BLACK RANCH)

WITHIN THE
 TOWN OF ALAMEDA GRANT
 -N
 PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY, 2004



Vicinity Map
 N.T.S.

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Highway Commission Monuments "NM-448-N10" and "NM-448-N12".
- Distances are ground.
- Distances along curved lines are arc lengths.
- All corners are a 5/8" rebar and cap stamped LS 9750 unless otherwise indicated.
- Record information, where it differs from that found in the field, is shown in parenthesis (xxx).
- Zone Atlas Page B-14.
- U.C.L.S. Log Number 2002511189.
- Total Plat Acreage = 5.2400 Acres.
- Number of Existing parcels = 2
- Number of Tracts created = 3
- Current Zoning: Westerly portion, SU-1 for C-1 Uses and Restaurant with liquor for on-premises consumption. Easterly portion, SU-1 for O-1 uses. As shown hereon.

DISCLOSURE STATEMENT

The Purpose of this replat is to: Create the three (3) tracts as shown hereon in conformance with the Site Plan for Subdivision; Dedicate Tract 13-C as shown hereon to the City of Albuquerque Open Space in fee simple. Grant the new public utility easements as shown hereon (if any).

NOTE:

These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary sewer System capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque. Water and Sanitary Sewer infrastructure improvements must, however, be approved by both the City of Albuquerque and NMU, Inc.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

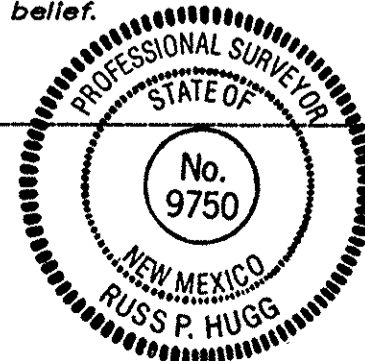
DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 July 6, 2004



PROJECT NUMBER: 1001445
 Application Number: 04DRBO1633

PLAT APPROVAL

UTILITY APPROVALS

<u>Leonard J. Marks</u> PNM Electric Services	<u>11-10-04</u> Date
<u>Leonard J. Marks</u> PNM Gas Services	<u>11-10-04</u> Date
<u>Don J. McMillan</u> QWest Corporation	<u>11-12-04</u> Date
<u>Rita Eickes</u> Comcast	<u>10-22-04</u> Date
<u>[Signature]</u> New Mexico Utilities, Inc.	<u>10-22-04</u> Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

CITY APPROVALS

<u>[Signature]</u> City Surveyor	<u>10-13-04</u> Date
<u>NA</u> Real Property Division	<u> </u> Date
<u>NA</u> Environmental Health Department	<u> </u> Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>12-8-04</u> Date
<u>[Signature]</u> Utilities Development	<u>12-8-04</u> Date
<u>Christina Sandoval</u> Parks and Recreation Department	<u>12-14-04</u> Date
<u>[Signature]</u> AMA/CA	<u>12-14-04</u> Date
<u>Bradley L. Bigham</u> City Engineer	<u>12/19/04</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>12-27-04</u> Date



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 Bk-2004C Pg-488

BULK LAND PLAT
TRACTS 13-A, 13-B AND 13-C
BLACK RANCH
 (BEING A REPLAT OF TRACT 13, BLACK RANCH)
 WITHIN THE
TOWN OF ALAMEDA GRANT
 IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract Thirteen (13), Black Ranch, lying Westerly of the Westerly right of way line of the Corrales Main Canal, as the same is shown and designated on that certain Boundary Survey Plat entitled "TRACTS 13 AND 14, BLACK RANCH WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 17, 1997 in Volume 97S, Folio 69; Together with a Southerly portion of the Corrales Main Canal right of way relinquished by Quit Claim Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1988 in Book 337A, pages 73-76. Said parcel further described in that certain Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 21, 1997 in Book 97-A, pages 3541-3545, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using the New Mexico State Plane Coordinate System, Central Zone (NAD27) grid bearings and ground distances, as follows:

- BEGINNING at the Northwest corner of the parcel herein described, (a 1/2" rebar and cap stamped LS 11993 found in place) a point on the present Southeasterly right of way line of Coors Road N.W. and the Southwest corner of Lot 1A, Northeast Portion of Black Ranch as the same is shown and designated on the plat entitled "PLAT OF LOTS 1A, 2A-1, AND 2B-1, NORTHEAST PORTION OF BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 5, 1995 in Volume 95C, Folio 164 whence (1) the New Mexico State Highway Commission Monument "NM-448-N12" bears N 22° 40' 00" E, 646.00 feet distant; Thence,
- S 57° 13' 53" E, 230.19 feet along the Southerly line of said Lot 1A to the Southeast corner of said Lot 1A (a cross chiseled in the concrete found in place) and the Northeast corner of the parcel herein described, said point also being a point on the Westerly right of way line of the Corrales Main Canal; Thence Southwesterly along said Westerly right of way line on the following five (5) courses:
 - S 31° 05' 18" W, 50.29 feet to a point; Thence,
 - S 30° 41' 53" W, 100.13 feet to a point of curvature (a 5/8" rebar and cap stamped LS 9750 set); Thence,
 - Southwesterly, 115.90 feet on the arc of a curve to the left (said curve having a radius of 217.94 feet, a central angle of 30° 28' 06" and a chord which bears S 15° 27' 49" W, 114.54 feet) to a point of tangency (a 5/8" rebar and cap stamped LS 5823 found in place); Thence,
 - S 00° 16' 57" W, 328.28 feet to a point (an A.M.A.F.C.A brass cap set in concrete found in place); Thence,
 - S 07° 53' 21" W, 167.66 feet to the Southeast corner of said Tract 13 (a 5/8" rebar and cap stamped LS 2455 found in place) and the Northeast corner of Tract 14-B, Black Ranch as the same is shown and designated on the plat entitled "TRACTS 14-A AND 14-B, BLACK RANCH (BEING A REPLAT OF TRACT 14, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 3, 1998 in Plat Book 98C, Page 157; Thence,
 - N 59° 20' 21" W, 518.84 feet along the line common to said Tract 13 and said Tracts 14-A and 14-B to the Southwest corner of said Tract 14-A and the Southwest corner of the parcel herein described, (a 5/8" rebar and cap stamped LS 9750 found in place) said point being a point on said present Southwesterly right of way line of Coors Road N.W.; Thence,
 - N 32° 57' 15" E, 707.78 feet along said present Southeasterly right of way line of Coors Road N.W. to the Northwest corner of the parcel herein described (a 5/8" rebar and cap stamped LS 9750 set); Thence,
 - S 57° 13' 53" E, 3.00 feet to the point of beginning of the parcel herein described.
- Said Parcel contains 5.5059 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "TRACTS 13-A, 13-B AND 13-C, BLACK RANCH (BEING A REPLAT OF TRACT 13, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, who collectively own all of said property. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate Tract 13-C as shown hereon to the City of Albuquerque Open Space in fee fee simple. Said owner(s) and proprietor(s) do hereby grant the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that collectively, they are so authorized to act.

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 13-A, 13-B AND 13-C
 BLACK RANCH

The plat of TRACTS 13-A, 13-B AND 13-C, BLACK RANCH has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 13-A, 13-B and 13-C, Black Ranch, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 29, 2004 in Book 889, page 466.


OWNERS OF TRACTS

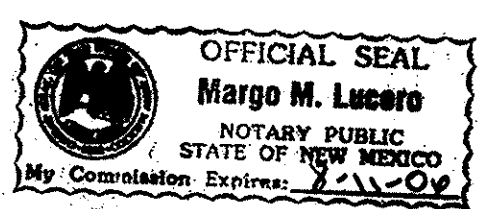
 Dave Garduno, a single man
 an undivided 50% interest


 Loretta Romero, a single woman
 an undivided 50% interest

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 This instrument was acknowledged before me on this 5th day
 of October, 2004, by Dave Garduno.

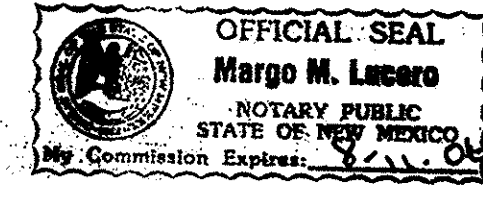

 Notary Public
 9-16-04
 My Commission expires



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 This instrument was acknowledged before me on this 6th day
 of October, 2004, by Loretta Romero.


 Notary Public
 8-11-04
 My Commission expires

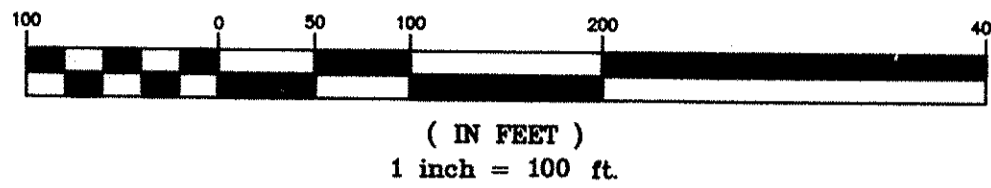


**TRACTS 13-A, 13-B AND 13-C
BLACK RANCH**
(BEING A REPLAT OF TRACT 13, BLACK RANCH)
WITHIN THE
TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2004

NOTE:
Said Tracts 13-A, 13-B and 13-C are subject to that certain "Reciprocal Easement Agreement" filed in the office of the County Clerk of Bernalillo County, New Mexico on October 21, 1996 in Book BCR 96-28, pages 2764-2777 as Document No. 96115257 and that certain "Declaration of Reciprocal Access, Parking and Drainage Easements", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 7, 2004 in Book A85, page 1224.

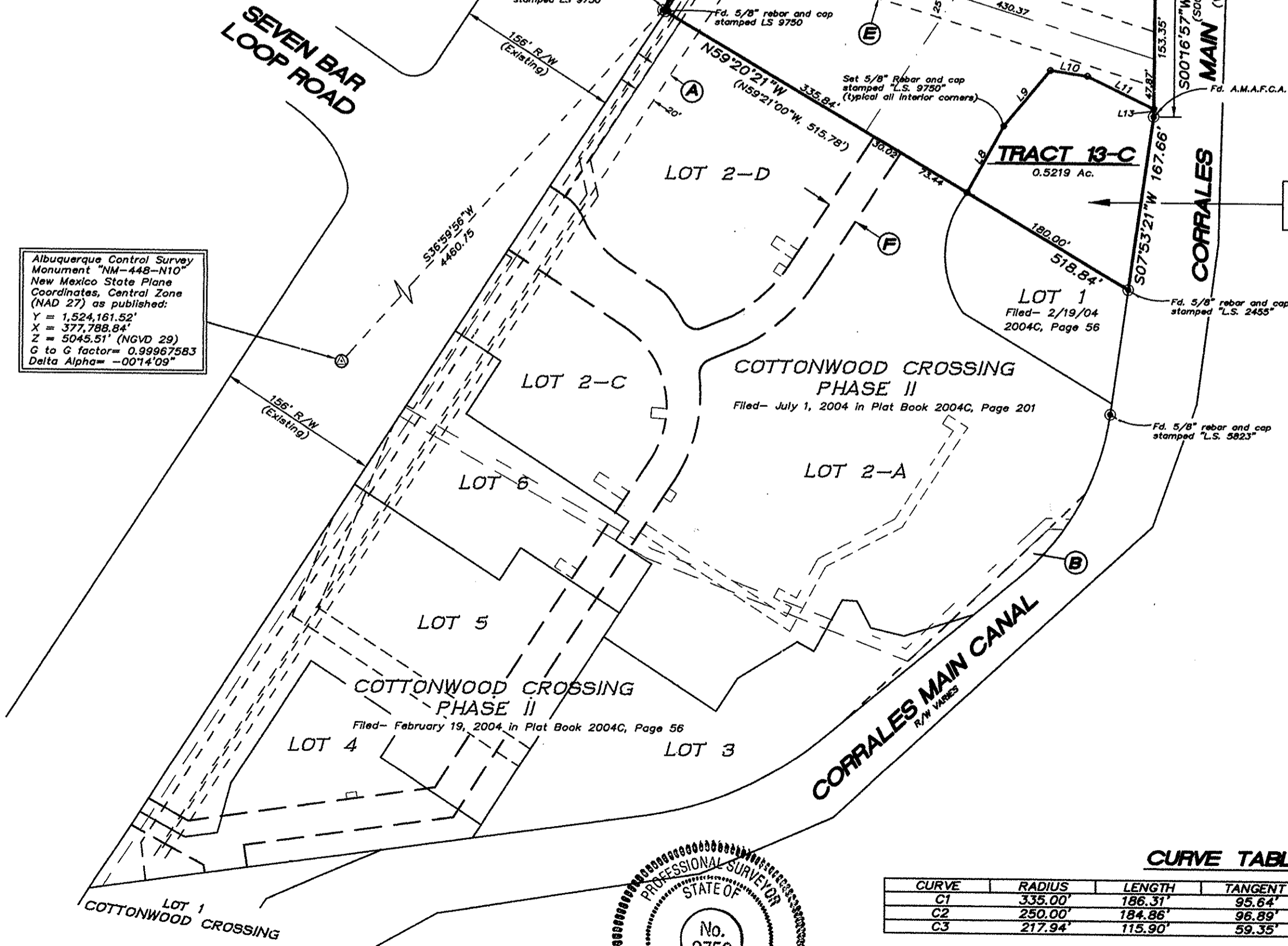
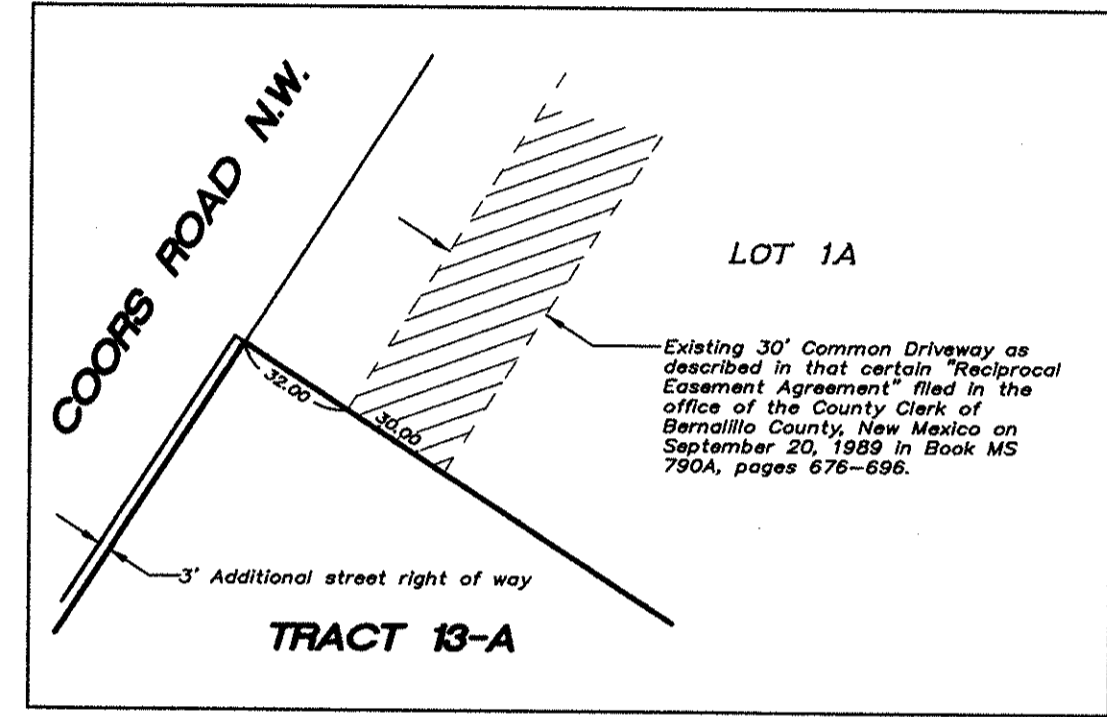
Albuquerque Control Survey Monument "NM-448-N12" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,528,910.84'
X = 381,108.54'
Z = 5023.411' (NGVD 29)
G to G factor = 0.99967595
Delta Alpha = -00'13.46"

LOT 1A
N.E. PORTION OF
BLACK RANCH
Filed May 5, 1995 in
Plat Book 950, Folio 164
See Detail "A"
on this sheet



3' Additional street right of way dedicated to the City of Albuquerque in Fee Simple by this plat. (0.0487 Ac.)

NOTE:
A Private Floating Drainage Easement to be confined within the future paved drive lanes within Tracts 13-A and 13-B, as shown on the approved Site Plan is hereby granted by this plat. Said Private Floating Drainage Easement to be maintained by the respective owner(s) of said Tracts 13-A and 13-B. Further definition of said easement to occur upon further development of said Tracts.



Tract 13-C is hereby dedicated to the City of Albuquerque Open Space in fee simple by this plat.

Albuquerque Control Survey Monument "NM-448-N10" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,524,161.52'
X = 371,788.84'
Z = 5045.51' (NGVD 29)
G to G factor = 0.99967583
Delta Alpha = -00'14.09"

EASEMENT TABLE

- (A) Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1
- (B) Easement to New Mexico Utilities, Inc., filed September 21, 1981, in Book Misc. 880, page 4
- (C) Easement to A.M.A.F.C.A., filed December 18, 1992, in Book BCR 92-30, page 2713
- (D) Easement to New Mexico Utilities, Inc., filed October 18, 1996, in Book BCR 96-28, page 1809
- (E) Right of way grant to Southern Union Gas Company, filed January 14, 1946, in Book 220, page 547
- (F) 30' Private Cross Access, Public Water, Public Sanitary Sewer and Dry Utility Easement granted by plat filed February 19, 2004 in Plat Book 2004C, page 56.
- (G) Easement rights quitclaimed from A.M.A.F.C.A. to the City of Albuquerque by quitclaim deed filed March 26, 2002 in Book A33, page 9064 as Document Number 2002039165.

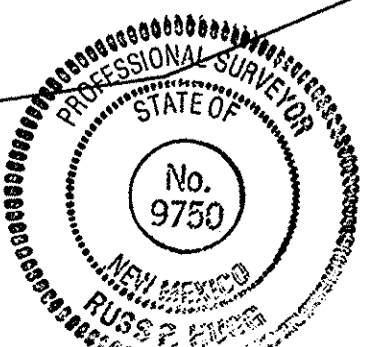
Subject to the following Blanket Easements:
Easement to Mountain States Telephone & Telegraph, filed January 16, 1930, in Book 112, page 68 (Unplottable)
Easement to Mountain States Telephone & Telegraph, filed March 28, 1930, in Book 112, page 196 (Unplottable)

TANGENT TABLE

LINE	DIRECTION	DISTANCE
L1	N32°57'15"E	406.10'
L2	N32°57'15"E	301.57'
L3	N11°31'13"W	49.03'
L4	N02°55'53"E	64.08'
L5	N14°50'30"E	46.04'
L6	N19°56'32"E	42.89'
L7	N28°44'13"E	58.40'
L8	N28°32'38"E	73.10'
L9	N39°07'22"E	69.66'
L10	S81°37'30"E	36.00'
L11	N63°51'57"W	70.64'
L12	S30°41'53"W	100.13'
L13	S00°14'52"W	7.54'
L14	S59°21'00"E	30.02'
L15	S57°13'53"E	3.00'
L16	N59°20'21"W	3.00'
L17	S31°05'18"W	50.29'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	335.00'	186.31'	95.64'	183.92'	S66°11'55"W	31°51'57"
C2	250.00'	184.86'	96.89'	180.68'	S29°05'55"W	42°22'02"
C3	217.94'	115.90'	59.35'	114.54'	S15°27'49"W	30°28'06"



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Mary Herrera Bern. Co. PLAT R 17.88 Bk-2884C Pg-488